

**WEST VALLEY CITY
PLANNING COMMISSION
MINUTES**

June 12, 2013

The meeting was called to order at 4:03 p.m. by Chairman Phil Conder at 3600 Constitution Boulevard, West Valley City, Utah

WEST VALLEY CITY PLANNING COMMISSION MEMBERS

Harold Woodruff, Jack Matheson, Terri Mills, Phil Conder, and Imaan Bilic

ABSENT

Brent Fuller, Joe Garcia, and Barbara Thomas

WEST VALLEY CITY PLANNING DIVISION STAFF

Steve Pastorik, Steve Lehman, Jody Knapp, and Nichole Camac

AUDIENCE

Approximately sixteen (16) people were in the audience

ZONE CHANGE APPLICATION

Z-3-2013

Utah Real Estate Development

4434 and 4471 South 5400 West

A to R-1-7 and R-1-8

4.6 acres

Utah Real Estate Development has requested a zone change on a portion of two parcels at 4434 and 4471 South 5400 West from A (agriculture, minimum lot size of ½ acre) to R-1-7 (single family residential, minimum lot size 7,000 square feet) for the west parcel at 4434 South and R-1-8 (single family residential, minimum lot size 8,000 square feet) for the east parcel at 4471 South. The west parcel is 5.11 acres, the south 1/3 of which is already zoned R-1-7. The east parcel is 2.64 acres, the east half of which is already zoned R-1-8. For the west parcel, surrounding zones include R-1-7 to the south and west, A to the north and R-1-8 to the east. For the east parcel, surrounding zones include R-1-7 to the east, A to the north and west and R-1-8 to the south. The west parcel is surrounded by single family homes and the east parcel is bordered by a school to the north, single family homes to the east, a vacant lot to the south and a single family home and vacant lot to the west. The subject properties are designated as low density residential, which anticipates 3 to 4 units/acre, in the West Valley City General Plan.

Attached to this report is a letter from Jami-Rushton-Petersen, who lives near the subject property. She would prefer R-1-10 zoning. For the west parcel, there is an R-1-10 subdivision one lot to the north that could be connected to the west parcel.

Development Proposal

The applicant has submitted a concept plan, which is attached, that shows the west property being subdivided into 19 lots and the east parcel, combined with the parcel to the south which is already zoned R-1-8, being subdivided into 14 lots. Bill Bang with Utah Real Estate Development has submitted two brief letters in support of this application, which are attached.

The submitted concept plan shows three double frontage lots on the west side of 5400 West. Referring to double frontage lots, the subdivision ordinance states: "Lots having double frontage shall not be approved except where necessitated by topographic or other unusual conditions. The width of each block shall be sufficient for an ultimate layout of two tiers of lots therein of a size required by the provisions of this Title, unless the general layout of the vicinity, lines of ownership, topographical conditions or locations of arterial streets or freeways justify or make necessary a variation from this requirement." Staff does not believe double frontage lots are warranted in this case, especially since there are no rear facing lots along 5400 West. This issue will be resolved during the subdivision review process.

Development Agreement

A development agreement is required for this project. Section 7-14-105 (3)(l)(x) of the West Valley City Zoning Ordinance states: "All new subdivisions involving a rezone of property, or a PUD, shall participate in a development agreement that addresses housing size, quality, exterior finish materials, streetscapes, landscaping, etc. The standards outlined in Section 7-14-105 (3)(l)(iii) shall be used as a minimum in all development agreements to address housing quality and exterior finish materials. These standards may be increased for a PUD. As part of a development agreement, if homes are permitted with less than 1,600 square feet of finished floor space, the quality of the home and the amount of masonry exterior finish materials shall be increased. For the entire subdivision, the average shall be at least 1,600 square feet."

A letter from H. Blaine Walker with Utah Real Estate Development, which is attached, outlines the proposed housing standards this development. Staff has two issues with the proposal. First, for subdivisions involving a rezoning, the ordinance states: "if homes are permitted with less than 1,600 square feet of finished floor space, the quality of the home and the amount of masonry exterior finish materials shall be increased." Mr. Walker has indicated that some homes could be 1,400 square feet; however, no increases in the quality of the home or the amount of masonry exterior materials above the minimum requirements are proposed. The second issue is that the applicants are asking for highest density possible under the General Plan for the west parcel; however, they are really only committing to follow the minimum housing standards outlined in the ordinance.

To address the issues raised above, staff recommends that the minimum house size be at least 1,600 square feet. If the Planning Commission believes that R-1-7 and R-1-8 Zoning is appropriate, staff also recommends increasing the number of points required for design features from 200 points for a rambler and 220 points for all other types of plans to 300 points for all homes.

Staff Alternatives:

- Approval of a zone change to R-1-10 for the west property and R-1-8 for the east property, subject to a development agreement with the following standards:
 - The minimum house size shall be 1,600 square feet.
 - No double frontage lots shall be allowed along 5400 West.
- Approval of the zone change to R-1-7 for the west property and R-1-8 for the east property, subject to a development agreement with the following standards:
 - The minimum house size shall be 1,600 square feet.
 - No double frontage lots shall be allowed along 5400 West.
 - Each home shall reach at least 300 points based on the standards in Table 1 of Section 7-14-105(3)(1) of the West Valley City Zoning Ordinance.
- Continuance, for other reasons determined at the public hearing.
- Denial, R-1-10 Zoning is more appropriate.

Applicant:

Blaine Walker
24 Altwood Lane
Sandy, UT

Opposed:

Jami Rushton- Petersen
4423 S 5400 W

Opposed:

Esther Olschewski
4409 S 5400 W

Opposed:

Ann Gordon
5289 W Woodgrove Cir.

Discussion: Steve Pastorik presented the application. Jack Matheson stated that larger lots don't necessarily mean nicer homes. Steve agreed and indicated that masonry homes or three car garages are options in the ordinance but not requirements

Blaine Walker, representing the applicant, stated that Development Agreements take a great deal of time to draft. He stated that he doesn't have an issue meeting the 300 point minimum standards and will likely exceed these guidelines. He indicated that this is a preliminary plan to see how many lots could fit on the property and does not reflect what will actually happen. Mr. Walker stated that he is requesting zoning that is already common and typical in the surrounding neighborhood.

Jaime Rushton Petersen, a neighbor stated that she has lived on this same property her entire life. She indicated that her home is not large but her property totals to about half an acre. Ms. Petersen stated that she feels the proposed lot sizes are not appropriate to the neighborhood. She indicated that there

is an old grainery next to her home which will need to be removed when the subdivision is built. She indicated that many homes that have been built in the area have not stood the test of time as this grainery has. Ms. Petersen indicated that she has concerns with the layout on the west side of the proposal including the addition of the street. She stated that it is very important that this street meet safety standards as it will experience a great deal of traffic. Ms. Petersen explained that the street in the current proposal is directly across from her home and she is concerned about headlights shining into her house. She added that she feels 'R-1-10' would be a more appropriate use of land.

Esther Olschewski, a neighbor, stated that 1/3 of the lots on 5400 W are agricultural. She indicated that in a declining market she has increased her property value due to investment in her lot. She stated that she is requesting that the Planning Commission consider a minimum .25 lot size to create consistency in the neighborhood. Jack Matheson asked if there are any large animals on her lot. Ms. Olschewski replied not yet and indicated that she has a .48 acre lot.

Ann Gordon stated that her entire back property line neighbors the east property that is being changed. She indicated that she would like large lots to remain in the area rather than large homes on small lots. She indicated that mixing larger lots in the neighborhood is important for the community as a whole.

Terri Mills stated that she visited the area and was impressed with the pride of ownership that was reflected in the well-kept homes and yards. She indicated that no homes should back this street and added that 'R-1-7' doesn't feel right for the area.

Ms. Petersen asked how these lots are able to have two separate zoning designations. Steve replied that it has been this way since the late 1980's and is unsure how or why this happened. Steve provided requirements for different frontage sizes in different zones.

Phil Conder stated that 'R-1-10' seems to fit better in the neighborhood. Imaan Bilic stated that she finds valid points in both zoning options and is struggling with which one is right for the community. Harold Woodruff stated that he likes 'R-1-8' zoning for both properties. Jack Matheson agreed. Chairman Conder indicated that it may be good for the Planning Commission to review this option further before approving this change.

Motion: Commissioner Woodruff moved for continuance to allow time to review the possibility of the 'R-1-8' zone on both properties.

Commissioner Mills seconded the motion.

Roll call vote:

Commissioner Bilic	Yes
Commissioner Matheson	Yes
Commissioner Mills	Yes
Commissioner Woodruff	Yes
Chairman Conder	Yes

Unanimous -Z-3-2013- Continued

SUBDIVISION APPLICATION

SV-3-2013

Hunter Cove Subdivision – Phase 2 Lots 208-214 and 217-225 Amended

5885 West 4200 South

R-1-8 Zone

BACKGROUND

The Utah Department of Transportation (UDOT) is requesting consideration to amend and vacate lots 208-214 and lots 217-225 and portions of Cranston Cove and Strickland Place located at approximately 5885 West 4200 South. The Hunter Cove Subdivision was recorded with the Salt Lake County Recorder's Office in October 1994. The portion to be vacated is necessary due to the future construction of the Mountain View Corridor.

ISSUES:

As construction plans for the Mountain View Corridor advance northward, UDOT continues to submit applications to amend recorded subdivisions within and adjacent to the corridor. In this case, the Mountain View Corridor will impact a portion of land on the eastern side of the Hillside Elementary School along with portions of the Hunter Cove Subdivision to the north.

The elementary school is located to the south of the Hunter Cove Subdivision. Because the proposed Corridor will eliminate some of the playground area, UDOT is proposing to convey property they own within the Hunter Cove Subdivision to replace that portion being taken for the new freeway. In addition to the property identified as Parcel A on the subdivision plat, which will be deeded to the School District, UDOT is also prepared to vacate lots 217-225 and a portion of Strickland Place identified as Parcel B on the subdivision plat.

Based on a recent site visit, all of the homes adjacent to Cranston Cove and all but one home adjacent to Strickland Place have been demolished. As part of this application, all public utility easements noted on the original subdivision plat and affecting lots 208-214 and 217-225 will be vacated as well.

Although these streets and lots will be vacated by ordinance, the ordinance will have no force or effect of any franchise rights of any public utilities, nor would they be impaired thereby. The ordinance will also protect any holders of existing franchises, water drainage pipelines, or other such uses as they may presently exist under, over or upon said property or as are or may be shown on the official plats and records of Salt Lake County.

STAFF ALTERNATIVES:

- A. Approval of the Hunter Cove Subdivision Phase 2 Plat Amendment.
- B. Continuance to address issues raised during the Planning Commission meeting.

Applicant:

Jill Cates
Not Present

Discussion: Steve Lehman presented the application. The Planning Commission had no further questions or concerns.

Motion: Commissioner Matheson moved for approval.

Commissioner Bilic seconded the motion.

Roll call vote:

Commissioner Bilic	Yes
Commissioner Matheson	Yes
Commissioner Mills	Yes
Commissioner Woodruff	Yes

Chairman Conder

Yes

Unanimous -SV-3-2013- Approved

S-15-2013

Moulton Farms Subdivision – Lot 3 Amended

4448 South 3600 West

R-1-8 Zone

2 lots

.24 Acres

BACKGROUND

Mr. Cory Angell, is requesting a plat amendment for lot 3 of the Moulton Farms Subdivision. The purpose for the plat amendment is to create an additional lot which will allow the existing duplex on lot 3 to become a town home unit. The Moulton Farms Subdivision was recorded in December 2012 and consists of 3 lots.

STAFF/AGENCY CONCERNS:

Comments and conditions per the original subdivision plat shall be followed.

ISSUES:

- During the original subdivision process for the Moulton Farms Subdivision, Mr. Angell put forth is development plan which was to create three independent lots so that each dwelling unit would stand on its own. If the Planning Commission remembers, there were two duplex units and one single family dwelling.
- Subsequent to the subdivision plat being recorded, Mr. Angell decided to convert one of the duplex units into a single family dwelling. He is now to a point where he would like to convert the other duplex into a town home unit. Staff views this as a positive because all of the residential units will now have the ability to be owner occupied, whereas prior to the subdivision, four of the units were being rented.
- The City's zoning ordinances allow an existing two-family dwelling to be converted into attached single family dwellings provided they comply with all building and fire codes and other City ordinances related to the R-1-8 zone. Mr. Angell is working with Building Inspections regarding all necessary permits for each of the three dwellings in the subdivision.
- As part of the lot division requirements, Mr. Angell will need to apply various home improvements related to the existing duplex. Some of these improvements are things such as new windows, rain gutters, landscaping, carports and/or garages, etc. During the rezoning process and subdivision review process, Mr. Angell informed the Planning Commission that these modifications would take place, and most likely exceed the improvements listed in the ordinance.
- Access to lot 3 is gained from 3600 West. A few years back, the City did a street improvement project along this road. Curb, gutter, sidewalk and right of way acquisition was completed at that time. The City Engineering Division is recommending that any damage to existing improvements, or damage that may result from the remodeling of these buildings be replaced in accordance with City standards.

STAFF ALTERNATIVES:

- A. Approve the amendment to lot 3 of the Moulton Farms Subdivision subject to the following conditions:
1. That compliance be made with Granger Hunter Improvement District as it relates to the modification of the existing duplex for independent water and sewer.
 2. That the subdivision name be approved by Salt Lake County.
 3. That damage to existing improvements, or those that may occur as a result from new construction be replaced in accordance with the City Engineering Division.
 4. That the developer comply with Section 7-2-126(2) of the City's Development Code.
 5. That the developer resolve all staff and agency concerns.
- B. Continuance to allow the developer an opportunity to address issues raised during the public hearing.

Applicant:

Cory Angell
16 Altawood Lane
Sandy, UT

Discussion: Steve Lehman presented the application. Corey Angell, the applicant, stated that he originally intended to remodel this unit as a duplex but has decided that it would be better as a townhome with individual ownership. Mr. Angell stated that the unit will be greatly improved structurally and in regards to safety. Phil Conder asked if the other units to the south have been improved as per the Development Agreement that Mr. Angell signed with the City. Steve replied yes and stated that they are being worked on now. Jack Matheson asked if there will eventually be development on the property to the north. Mr. Angell replied that he doesn't own the property to the north but does own some to the west which may eventually be combined for some type of development.

Motion: Commissioner Mills moved for approval subject to the 5 staff conditions.

Commissioner Matheson seconded the motion.

Roll call vote:

Commissioner Bilic	Yes
Commissioner Matheson	Yes
Commissioner Mills	Yes
Commissioner Woodruff	Yes
Chairman Conder	Yes

Unanimous -S-15-2013- Approved

CONDITIONAL USE APPLICATIONS

C-24-2013

Pho Saigon Noodle House (Calvin Lam)

2222 West 3500 South

Restaurant liquor license

C-2 Zone (2.23 Acres)

Introduction:

The applicant, Calvin Lam, is requesting a conditional use for a restaurant liquor license at 2222 West 3500 South. The property is zoned general commercial (C-2). A restaurant with a liquor license is listed as a conditional use in the C-2 Zone. The General Plan designation is Entertainment and the property is located within the Decker Lake Overlay Zone. The area to the south, across 3500 South, is zoned (A) Agricultural and the remaining sides are zoned C-2.

Staff Issues/Concerns:

This restaurant is part of the newly remodeled Grizzly Plaza. The applicant has submitted a business license for a Restaurant with Beer, which is a permitted use. They would also like to expand their services to include serving heavy beer, Saki and wine, therefore becoming a restaurant with liquor under the West Valley City Code. They will be applying for a Limited Restaurant license through the Department of Alcohol and Beverage Control.

A sample menu has been attached for review and this location meets all of the spacing requirements set forth in section 7-6-1011 of the West Valley City Code as illustrated in the attached aerial map.

Staff Alternatives:

Approval of the conditional use for Pho Saigon Noodle House, a restaurant with a liquor license, subject to the resolution of any concerns raised at the public hearing as well as the following conditions:

1. Shall comply the spacing requirements for alcohol establishments as set forth in the West Valley City Municipal Code.
2. Must meet the requirements of all affected departments and agencies, including but not limited to, the Department of Alcohol and Beverage Control.

Continuance for reasons determined at the hearing.

Applicant:

Calvin Lam
2222 W 3500 S

Discussion: Jody Knapp presented the application. Jack Matheson asked if there are any parking concerns. Jody replied no. Calvin Lam, the applicant, stated the restaurant will be 3500 square feet in size. He indicated that selling alcohol will help improve revenue for his business and added that this is a great location with the Maverick Center and hotels in the area.

Motion: Commissioner Bilic moved for approval subject to the 2 staff conditions.

Commissioner Woodruff seconded the motion.

Roll call vote:

Commissioner Bilic	Yes
Commissioner Matheson	Yes
Commissioner Mills	Yes
Commissioner Woodruff	Yes

Chairman Conder

Yes

Unanimous -C-24-2013- Approved

Jack Matheson was excused.

C-26-2013

McDonald's (Farley Eskelson, Dominion Engineering)

5315 S 5600 W

Fast Food Restaurant

C-2 zone, 1.08 acres

Background

The applicant is requesting a conditional use approval for a new McDonald's fast food restaurant located at 5315 S 5600 W. This property was recently rezoned as part of an overall development which was accompanied by a development agreement. Within this development, townhomes were approved for all of the property to the west and north of the subject commercial property. The zoning for the townhomes is R-1-4. Access to the townhomes is from Lake Ridge Drive (5315 S) off 5600 W and also from the subdivision to the north. There will be no access off 5400 S for the townhomes. The nearest townhome will be 49 feet from the west edge of the McDonald's property.

Other surrounding properties include a Maverik convenient store to the south, which is also zoned C-2, general commercial. There are Kearns single family housing subdivisions to the east, none of which front on to 5600 W. The southwest corner of 5400 S and 5600 W is commercial zoning. The general plan for this area is Mixed Use, which includes commercial and medium density residential.

It is anticipated in the future that the Utah Transit Authority, UTA, will acquire right-of-way for a new Bus Rapid Transit line. This will require a purchase of an additional 30-35 feet of property. At that point, a transit station and median will be installed along the center of 5600 W.

Site Issues

The site is accessed off both 5600 W, which is shared with Maverik, and also off Lake Ridge Drive. Until the new UTA line is constructed, there will be a left turn lane off 5600 W.

The development agreement states that a pedestrian connection will be provided between the two commercial sites. The applicant will either propose an option or they will petition that this requirement be eliminated. If this requirement is to be eliminated, it will require the approval of the City Council to amend the development agreement.

The side yard setback for commercial zones is 20 feet and shall be permanently landscaped. The applicant is requesting a 5' reduction to accommodate a 15 foot landscape area. The setback may be reduced as negotiated in a development agreement through the Planning Commission and City Council. The applicant intends to install a 3' berm retained by a block wall that slopes to the sidewalk. They will place shrubs behind the block wall and trees every 20 feet for the entire 15' landscaped buffer.

The west side of the property borders a residential use. The ordinance requires that trees be placed within the 10 foot landscape buffer every 30 feet. However, this requirement may be increased if, in the opinion of the Planning Commission, additional screening or buffering is necessary on a specific site.

In the study session, it was discussed to require an 8' masonry wall along the west property line that borders residential to provide additional screening.

Parking

As per ordinance, based on the square footage of the entire building, 60 stalls would be required. However, the number of parking spaces required may be reduced as a condition of the development review by the Planning Commission for conditional use applications if it can be demonstrated through a parking study that the proposed use would have a parking demand less than required.

The applicant proposes to provide 34 parking stalls and a reduction based on the following reasons:

- 70% of sales derive from drive-up orders therefore less sit-down dining is needed.
- Based on the 2,246 square feet area of the public dining area at the ratio of one stall per 100 sq. ft and 5 stalls for employees, only 28 stalls would be required.
- Under a calculation based on 99 seats at one stall per 4 seats plus 5 stalls for employees, 30 stalls would be required.
- A letter submitted outlining corporate projections for peak hourly parking, requires that a total of 27 stalls be required.

For other fast food restaurants in the past, the Planning Commission has imposed a condition limiting restaurant hours.

Staff Alternatives

Approval subject to any issues raised at the public hearing as well as the following conditions:

1. The required parking may be reduced to 34 stalls as shown in the approved site plan.
2. A 6 foot masonry wall shall be installed along the west property line between the adjacent residential uses with trees spaced every 20 feet within the required landscaped area.
3. If the Planning Commission and City Council approve an amendment to the development agreement to allow for a reduction in the side yard setback along Lake Ridge Drive, then it shall be reduced from 20 feet to 15 feet and shall incorporate shrubs, a block wall, a 3 foot berm, and trees planted every 20 feet.
4. The site shall include a pedestrian connection as outlined in the development agreement. The connection shall be located at the front of the restaurant connecting to the Maverik site.
5. All signage and outdoor display shall meet the regulations contained in Title 11 of the West Valley City Code. If signage is not presented at the public hearing, it will need to return to the Planning Commission for approval.
6. The architectural elevations shall meet the Commercial Design Standards.
7. All requirements and concerns of all agencies and departments are to be met.

Continuance, to allow for the resolutions of any issues raised at the public hearing.

Applicant:

Farley Eskelson
5684 S Green Street

Applicant:

Darrin Perkes
5684 S Green Street

Applicant:

Brian Watson
5684 S Green Street

Discussion: Kevin Despain presented the application. Phil Conder stated that McDonalds is asking for a reduction in parking based on their large kitchen size and asked why the ordinance doesn't

address this for all restaurant businesses. Kevin replied that staff is looking into parking standards. Steve Pastorik added that some businesses function differently which is why there are provisions in the ordinance that allow the Planning Commission to grant reductions. Terri Mills asked what the frontage will be along 5600 W. Kevin replied just under 200 feet. Harold Woodruff indicated that he is struggling with the poor connection to the Maverick to the south.

Darrin Perkes, representing the applicant, stated that this is a difficult site due to the slope and eventual road widening of 5600 W. He indicated that the trees to the west are Flowering Pear's which creates a canopy and adds some height to shield the site from the proposed residential development to the west. Mr. Perkes indicated that McDonalds is aware of what they need in regards to parking and added that 70% of their business is conducted through drive-through's. Commissioner Mills stated that stacking is a significant problem at the McDonalds on 5600 W and 3500 S. Mr. Perkes replied that the new buildings are efficient and help prevent stacking. He stated that McDonalds does not want to have more than 6 cars lined up at one time. Mr. Perkes indicated that the connection to Maverick with the curb tie in was the only thing that could be done. He stated that he could look into increasing the radius but there aren't many options. Commissioner Mills stated that this could create a traffic flow concern. Mr. Perkes replied that there are directional signs throughout the development that will ensure traffic flow isn't a problem. Commissioner Woodruff suggested working with Maverick to construct a sidewalk in conjunction with the retaining wall to create a nice radius between sites. Farley Eskelson, representing the applicant, stated that he can try to do this but can't make Maverick agree to anything. Commissioner Woodruff asked what type of wall will be installed. Mr. Eskelson replied finished concrete. Imaan Bilic asked how many parking stalls are at the McDonalds on 5600 W and 3500 S. Steve replied 45. Commissioner Bilic replied that she feels the request for reduction at this site is justified. Mr. Perkes stated that the noise decibels from the intercom are set at 70. At the nearest home the sound would be at 40 decibels which can be compared to quiet talk in the library. Mr. Perkes indicated that noise can only be heard if it is louder than the ambient noise of the neighborhood which is typically 50 to 60 decibels.

Commissioner Mills stated that she doesn't like both signs being on the same frontage and asked if the applicant would be open to removing the sign on the corner. She indicated that this sign is near residential and isn't inviting to homeowners. Mr. Perkes indicated that both signs are important. Mr. Eskelson stated that when frontage is taken along 5600 W the corner sign will likely be all that's left. Mr. Perkes added that Maverick has two signs and indicated that the ordinance does allow this. Commissioner Woodruff stated that there must be a better solution in creating a better flow between Maverick and this site. He added that he would feel better minimizing the corner sign as well. Brian Watson, representing the applicant, stated that the current proposal for homes in the neighborhood does not show any facing McDonalds where the sign will be. Mr. Eskelson agreed and added that most cars will not be driving out of this access either.

Phil Conder asked if the Planning Commission is required to grant reductions. Brandon Hill replied no and stated that landscaping and parking reductions are at the digression of the Planning Commission. Commissioner Mills stated that she would like staff to work with the applicant and Maverick in trying to create a better access between properties. She added that two signs on 5600 W are not necessary and feels the visual impact is obtrusive to the neighborhood. Mr. Eskelson stated that he can work on reducing the size and brightness of the sign on the corner and add landscaping to soften the appearance.

Motion: Commissioner Woodruff moved for continuance to allow further time to discuss walkability between this site and Maverick, signage, and landscaping.

Commissioner Mills seconded the motion.

Roll call vote:

Commissioner Bilic	Yes
Commissioner Matheson	Excused
Commissioner Mills	Yes
Commissioner Woodruff	Yes
Chairman Conder	Yes

Unanimous -C-26-2013- Continued

C-27-2013

C. R. England, Inc.

PGAW Architects (Craig Ames)

4701 West 2100 South

M Zone (4.8 Acres)

C. R. England, Inc. is requesting a conditional use amendment for the construction of a four story, 144,000 square foot office addition on their property at 4701 W. 2100 S. This property is zoned manufacturing (M) and the surrounding areas are also zoned manufacturing. The West valley City General Plan designates this area as manufacturing and the trucking company on this property is consistent with the surrounding uses.

C.R. England is currently in the process of purchasing additional property directly to the east of their facility to accommodate an building expansion project. This expansion includes construction of a 144,000 four-story office addition that will be located directly to the east of the existing facility. The exterior of the building will be constructed of brick and will have the same appearance as the existing building. Office uses are required to meet the Commercial Design Standards as set forth in the West Valley City Code. Therefore, the building includes offsets and projections, a primary entrance feature, and significant window coverage to meet some of the criteria yet keep a consistent look with the existing building. As part of the conditional use review process the Planning Commission can review the design and ensure it meets the intent of the Commercial Design Standards even if all of the elements are not present.

As part of the new construction, C. R. England is also going to redo the access to the property. The street frontage must be landscaped, including trees, to comply with the streetscape standards on major arterials. The existing access will remain and be used as an access to the front of the building. Then a new access road will be added on the east side of the addition with access to approximately 690 additional employee and driver parking spaces. This new parking area will have interior landscaping to meet the requirements of City ordinances.

Wall signage is shown on the building elevations. Any signage as part of this project must comply with the Sign Ordinance and requires a separate building permit.

Staff Alternatives:

- Approval, subject to the resolution of any issues raised at the public hearing and the following conditions:
 1. The new building elevations shall be constructed per the approved plans and will match those of the existing building.
 2. The landscaping along the frontage on 2100 South shall include trees and be completed per the standards in Landscaping on High Image Arterials.

3. The new parking lot on the south side of the addition shall have interior landscaping installed that complies with the parking chapter requirements as shown on the submitted plans.
 4. All signage shall comply with the City Code and require a separate building permit submittal.
 5. Must comply with all other relevant requirements set forth from applicable department and agencies.
- Continuance, to allow for the resolution of any issues raised at the public hearing.

Applicant:

Craig Ames
5263 S Commerce Drive

Discussion: Jody Knapp presented the application. Craig Ames, representing the applicant, stated that the intent of the architecture for this addition is to blend in with the existing building. He indicated that similar materials will be used along with metal panels to accentuate the main entrance. Mr. Ames stated that the roof will be offset slightly as well. He added that any equipment on the roof, as well as dumpsters, will be screened. Mr. Ames indicated that the green space in front is well maintained. Jack Matheson asked if there will be an increase in employees. Mr. Ames replied that this will consolidate about 600 people and will add an additional 200 employees. Terri Mills asked how much space equipment will take on the roof. Mr. Ames replied nothing will be seen and will either be hidden behind the parapet or will be placed in a penthouse.

Motion: Commissioner Woodruff moved for approval subject to the 5 staff conditions.

Commissioner Bilic seconded the motion.

Roll call vote:

Commissioner Bilic	Yes
Commissioner Matheson	Yes
Commissioner Mills	Yes
Commissioner Woodruff	Yes
Chairman Conder	Yes

Unanimous -C-27-2013- Approved

PLANNING COMMISSION BUSINESS

Approval of Minutes from May 22, 2013 (Regular Meeting) **Approved**

Approval of Minutes from June 5, 2013 (Study Session) **Approved**

There being no further business, the meeting adjourned at 5:55 p.m.

Respectfully submitted,

Nichole Camac, Administrative Assistant